

Retail Property
FOR LEASE



952 W THARPE ST

Tallahassee, FL 32303

JAKE MCPHAIL

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Premier Commercial Group is proud to present this 800 sf double drive thru building at 952 W Tharpe St. in Tallahassee FL. This newly constructed, free standing drive thru was completed in early 2022 and sits on the corner of Old Bainbridge and W Tharpe st - both known for their heavy daily traffic counts. In addition to being in the front of a large plaza, this property is adjacent to a newly developed 4 tenant strip center, a Family Dollar, and new development activity. This location is known as a common stop for families and teachers as there are multiple schools in the immediate area, along with close proximity to Florida State University

PROPERTY HIGHLIGHTS

- Free standing dual drive thru
- Close proximity to one middle school, two high schools, and three universities
- 45,000 +/- daily traffic count between both streets

OFFERING SUMMARY

Lease Rate:	\$65,000/yr (NNN)
Number of Units:	1
Available SF:	800 SF
Lot Size:	0.2 Acres
Building Size:	800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,226	45,964	80,200
Total Population	14,459	95,891	169,209
Average HH Income	\$43,410	\$47,241	\$52,929

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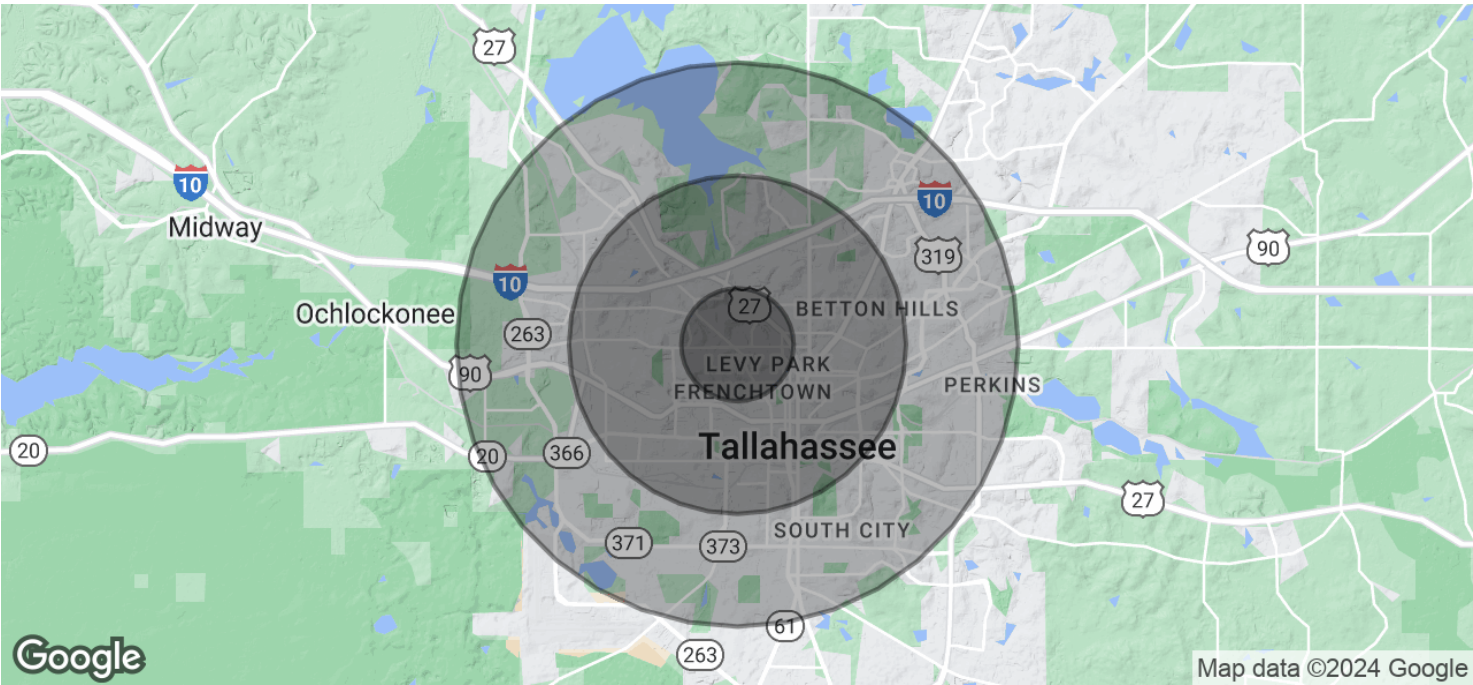
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,459	95,891	169,209
Average Age	28.9	29.5	31.5
Average Age (Male)	27.9	29.0	30.4
Average Age (Female)	30.9	30.5	32.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,226	45,964	80,200
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$43,410	\$47,241	\$52,929
Average House Value	\$200,031	\$144,033	\$151,231

* Demographic data derived from 2020 ACS - US Census

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